



## Shottenden Road, Gillingham ME7 1QX

**£542 Per Calendar Month**

CR Real Estate are delighted to offer this STUDENT ONLY property. Two rooms available in this house. Room THREE, is situated at the back of the house upstairs, and is a double size room. Offered furnished. The communal areas consist of lounge/diner/kitchen, ground floor cloakroom, and upstairs bathroom. Rear garden. Garage for storage. Close to Uni, motorway links, town centre and train station.

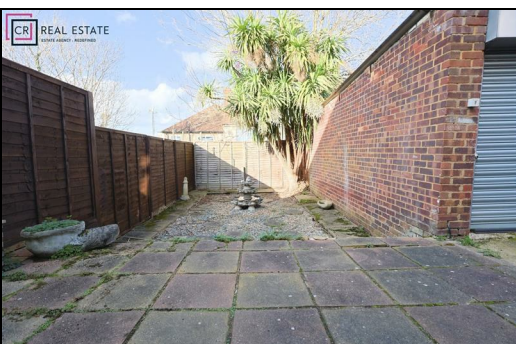
### MEASUREMENTS:

Bedroom One: 3.34m x 3.55m  
 Bedroom Three: 2.63m x 3.67m  
 Lounge/Diner 5.08m x 3.67m  
 Kitchen 3.84m x 2.10m  
 Bathroom 1.76m x 2.39m  
 Cloakroom unmeasured

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**ESTATE AGENCY : REDEFINED**

